

055.0

Map

0002

Block

0038.C

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 989,200 /

USE VALUE: 989,200 /

ASSESSED: 989,200 /

Total Card /

Total Parcel

989,200

989,200

989,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	R	DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: VALERI ROBERT E TRS--ETAL

Owner 2: VALERI LORETTA J

Owner 3:

Street 1: PO BOX 532

Street 2:

Twn/City: WOBURN

St/Prov: MA

Cntry:

Own Occ: N

Postal: 01801

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	3285.100	445,130		247,310	692,440
316	1407.900	190,770		105,990	296,760
Total Card	0.108	635,900		353,300	989,200
Total Parcel	0.108	635,900		353,300	989,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	274.78	/Parcel:	274.7

Legal Description

User Acct

37061

GIS Ref

GIS Ref

Insp Date

11/10/18

Parcel ID

055.0-0002-0038.C

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	013	FV	635,700	0	4,693.	353,300	989,000	989,000	Year End Roll	12/18/2019
2019	013	FV	478,200	0	4,693.	353,300	831,500	831,500	Year End Roll	1/3/2019
2018	013	FV	478,200	0	4,693.	237,200	715,400	715,400	Year End Roll	12/20/2017
2017	013	FV	450,100	0	4,693.	227,100	677,200	677,200	Year End Roll	1/3/2017
2016	013	FV	450,100	0	4,693.	206,900	657,000	657,000	Year End	1/4/2016
2015	013	FV	403,900	0	4,693.	166,600	570,500	570,500	Year End Roll	12/11/2014
2014	013	FV	403,900	0	4,693.	148,900	552,800	552,800	Year End Roll	12/16/2013
2013	013	FV	361,100	0	4,693.	141,300	502,400	502,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10075-162		7/11/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2012	932	Inter Fi	110,000	C				RENOVATION OF FIRE
5/8/2012	583	Inter Fi	23,000					FRAMING ONLY AFTER
5/8/2012	584	Demoliti	4,750					AFTER FIRE

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2020	Mail Update	JO	Jenny O
11/10/2018	MEAS&NOTICE	CC	Chris C
2/27/2017	I & E Return	MM	Mary M
4/1/2016	I & E Return	MM	Mary M
1/3/2013	Info Fm Prmt	BR	B Rossignol
3/13/2009	Meas/Inspect	197	PATRIOT
4/26/2000	Measured	263	PATRIOT
12/1/1983		SL	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4693		Sq. Ft.	Site		0	70.	1.08	11			Access	-10					353,298	316	30				353,300	

Total AC/HA: 0.10774

Total SF/SM: 4693

Parcel LUC: 013

Res. / Comm.

Prime NB Desc: ARLINGTON

Total: 353,298

Spl Credit

Total: 353,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

aporo

2021

PRINT

DATE

12/10/20

TIME

19:29:15

LAST REV

DATE

08/11/20

TIME

10:51:20

Signature

4463

USER DEFINED

Prior Id # 1: 37061

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Patriot Properties Inc.

